

RESOLUTION NO. 20-83
MEETING DATE: 02-19-2020

RESOLUTION AUTHORIZING THE HOLDING OF AN EXECUTIVE SESSION, AT WHICH THE PUBLIC SHALL BE EXCLUDED

DM/Grbelja offered the following Resolution and moved its adoption, which was second by **C/Kuczinski**.

WHEREAS, N.J.S.A. 10:4-13 of the Open Public Meetings Act permits the exclusion of the public from meetings of public bodies in certain circumstances which are set forth in N.J.S.A. 10:4-12(b); and

WHEREAS, the Township Committee of the Township of Millstone is of the opinion that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Millstone as follows:

1. The public shall be excluded for the discussion of any action upon the here in after specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:
 1. Items Falling Under Attorney/Client Privilege
 - a. Personnel
 2. Contracts

It is anticipated at this time that the above stated subject matter will be made public in approximately six months or at such time as any litigation discussed is resolved.

3. This Resolution shall take effect immediately.

ROLL CALL:

AYES: C/Dorfman, C/Ferro, DM/Grbelja, C/Kuczinski, M/Masci
NAYS: None
ABSTAIN: None
ABSENT: None

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Township Committee of the Township of Millstone on February 19, 2020.

Kathleen Hart, RMC
Municipal Clerk

RESOLUTION NO. 20-84

SCHEDULE 20-2-B S

CONSOLIDATED BILL LIST

TOWNSHIP OF MILLSTONE VOUCHERS FOR PAYMENT PRESENTED TO
THE TOWNSHIP COMMITTEE AT A MEETING
HELD ON February 19, 2020

SEE SCHEDULE 20-02-B ATTACHED

A resolution was passed by the Township Committee for the payment of the vouchers listed on Schedule 20-02-B attached.

Fiore Masci, Mayor

Nancy Grbelja, Deputy Mayor

Gary Dorfman, Committeeman

Albert Ferro, Committeeman

Michael Kuczinski, Committeeman

Attest: _____
Kathleen Hart
Municipal Clerk

**TOWNSHIP OF MILLSTONE
RESOLUTION NO. 20-84
February 19, 2020**

BE IT RESOLVED by the Township Committee of the Township of Millstone that the vouchers listed on Schedule 20-02-B, February 19, 2020, Consolidated Bill List, and the vouchers listed below as Schedule 20-02-B S, Supplement to Consolidated Bill List, as presented by the Township Treasurer, Amanda Salerno, to be paid from existing appropriations.

CURRENT FUND

TOTAL CURRENT FUND: \$ 853,406.44

SCHEDULE 20-02-B S

PAYROLL FUND

TOTAL PAYROLL TRUST FUND \$ 5,507.55

GENERAL CAPITAL FUND

TOTAL GENERAL CAPITAL FUND \$ 0.00

GRANT FUND

TOTAL GRANT FUND \$ 1,023.62

RESERVE TRUST FUND

TOTAL RESERVE TRUST FUND \$ 100.00

BASIN MAINTENANCE TRUST

TOTAL BASIN MAINTENANCE TRUST \$ 0.00

SHADE TREE TRUST

TOTAL SHADE TREE TRUST \$ 0.00

COAH TRUST FUND

TOTAL COAH TRUST FUND \$ 7,530.99

OPEN SPACE FARMLAND TRUST FUND

TOTAL OPEN SPACE FARMLAND TRUST FUND \$ 0.00

MUNICIPAL DRUG ALLIANCE FUND

TOTAL MUNICIPAL DRUG ALLIANCE FUND \$ 0.00

VET MEMORIAL FUND

TOTAL VET MEMORIAL FUND \$ 0.00

RECREATION TRUST FUND (DEDICATION BY RIDER)

TOTAL RECREATION TRUST FUND \$ 3,867.63

ANIMAL TRUST FUND

TOTAL DOG TRUST FUND \$ 1,465.70

TOTAL FOR ALL FUNDS \$ 872,901.93

ESCROW

DEVELOPERS ESCROW ACCOUNT UNDER \$5,000

TOTAL DEVELOPERS ESCROW UNDER \$5,000 \$ 2,467.95

DEVELOPERS ESCROW ACCOUNT OVER \$5,000

TOTAL DEVELOPERS ESCROW OVER \$5,000 \$ 0.00

TOTAL FOR ESCROW \$ 2,467.95

RESOLUTION WAS OFFERED BY DEPUTY MAYOR GRBELJA
AND MOVED ITS ADOPTION;
MOTION WAS SECOND BY COMMITTEEPERSON KUCZINSKI
RESOLUTION WAS ADOPTED ON THE FOLLOWING ROLL CALL VOTES:

AYES: DM/Grbelja, C/Kuczinski, C/Dorfman, C/Ferro, M/Masci

NAYS: None

ABSTAIN: None

ABSENT: None

RESOLUTION NO.20-85
MEETING DATE: 02-19-2020

RESOLUTION AMENDING RESOLUTION 20-76

DM/Grbelja offered the following Resolution and moved its adoption, which was second by **C/Kuczinski**.

WHEREAS, the Township Committee adopted Resolution No. 20-76, Resolution Endorsing Sewage Treatment Works Application for Riverside Center, Block 8, Lot 8.04, Farrington Boulevard, at its meeting of February 5, 2020; and

WHEREAS, an amendment is needed to Resolution No. 20-76.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Millstone, except as amended hereafter, all provisions of Resolution No. 20-76 remain valid and in effect:

1. The title of the Resolution changes to reflect the correct Block and Lot as follows:
Resolution Endorsing Sewage Treatment Works Application for Riverside Center, Block 18, Lot 2.02, Farrington Boulevard.
2. The Mayor and/or the Deputy Mayor and the Municipal Clerk are hereby authorized to execute any and all documents necessary to effectuate the intent and purpose of this Resolution.
3. A copy of this Resolution, certified by the Municipal Clerk, to be a true copy be forward to each of the following: Township Engineer, Riverside Center Property Owners' Association, Inc., and Monmouth County Board of Health.

ROLL CALL:

AYES: DM/Grbelja, C/Kuczinski, C/Dorfman, C/Ferro, M/Masci
NAYS: None
ABSTAIN: None
ABSENT: None

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Millstone Township Committee at its meeting of February 19, 2020.

Kathleen Hart, RMC
Municipal Clerk

RESOLUTION NO. 20-86
ADOPTION DATE: 02-19-2020

**RESOLUTION AUTHORIZING THE EXECUTION OF A DEVELOPER'S
AGREEMENT FOR BLACK BEAR LAKE REAL ESTATE CO., LLC, BLOCK 35, LOTS
17.01, 19, 19.01, 19.02 AND 20, SITE PLAN NO. PB19-02**

DM/Grbelja offered the following Resolution and moved its adoption which was seconded by **C/Kuczinski**.

WHEREAS, on May 9, 2019, Black Bear Lake Real Estate Co., LLC received site plan approval from the Millstone Township Planning Board for and in connection with a site plan in Block 35, Lots 17.01, 19, 19.01, 19.02 and 20, located on Stagecoach Road, bearing application No.PB19-02; and

WHEREAS, in accordance with its Planning Board approval, the Developer is required to enter into a Developer's Agreement with the Township of Millstone; and

WHEREAS, the Township Attorney has prepared a Developer's Agreement for this site plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Millstone that the Mayor is hereby authorized to execute and the Township Clerk to attest the Developer's Agreement between the Township of Millstone and the Developer in accordance with the approval granted by the Millstone Township Planning Board.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be provided by the Township Clerk to each of the following: Township Engineer, Township Attorney, Township Planning Board, Township Construction Official and the Developer.

ROLL CALL:

AYES: **DM/Grbelja, C/Kuczinski, C/Dorfman, C/Ferro, M/Masci**
NAYS: None
ABSTAIN: None
ABSENT: None

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Millstone Township Committee at its regular meeting of February 19, 2020.

KATHLEEN HART, RMC
Township Clerk

**RESOLUTION NO. 20-87
MEETING DATE: 02-19-2020**

**RESOLUTION APPOINTING TEMPORARY ELECTRICAL
INSPECTOR/SUBCODE OFFICIAL**

DM/Grbelja offered the following Resolution and moved its adoption, which was second by **C/Kuczinski**.

WHEREAS, there is a need to appoint a Temporary Electrical Inspector/Subcode Official effective February 13, 2020.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Millstone that Edward Carvin is hereby appointed as Temporary Electrical Inspector/SubCode Official at a rate of \$40 per hour on an as needed basis, effective February 13, 2020.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be forwarded to the Acting Chief Financial Officer, the Township Administrator and the appointee.

ROLL CALL:

AYES: **DM/Grbelja, C/Kuczinski, C/Dorfman, C/Ferro, M/Masci**
NAYS: None
ABSTAIN: None
ABSENT: None

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Millstone Township Committee at its meeting of February 19, 2020.

Kathleen Hart, RMC
Municipal Clerk

RESOLUTION NO. 20-88
MEETING DATE: 02-19-2020

**RESOLUTION AUTHORIZING STATE CONTRACT PURCHASE FOR
SECURITY AND CABLING - LABOR AND INSTALLATION (T2989), CABLE
AND ASSOCIATED PRODUCTS (T1778) UNDER (STATE CONTRACT #88739)**

DM/Grbelja offered the following Resolution and moved its adoption, which was second by **C/Kuczinski**.

WHEREAS, the Township Committee of the Township of Millstone wishes to install security systems at Millstone Park from an authorized vendor under the State of New Jersey State Contract Purchasing Program; and

WHEREAS, the purchase of goods and services by local contracting units is authorized by Local Contracts Law, 40A: 11-12; and

WHEREAS, Net Q, Multimedia Company is under the State Contract No. 88739, T2989 and T1778 (expiring 3/19/2020); and

WHEREAS, the Purchasing Agent recommends the utilization of this contract on the grounds that they can provide the quality of product at the most reasonable price; and

WHEREAS, the cost for the purchase is not to exceed \$113,368.24; and

WHEREAS, the Chief Financial Officer has certified the availability of funds for this contract are available in Capital Bond Ordinance 19-06 line item number C-04-55-968-901. (The displayed maximum dollar value is based on a reasonable estimate of goods required over the contract term, and the local unit is not required to spend this amount).

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee that the installation of security systems into Millstone Park using State Contract #88739, T2989 and T1778 be and is ratified.

ROLL CALL:

AYES: DM/Grbelja, C/Kuczinski, C/Dorfman, C/Ferro, M/Masci
NAYS: None
ABSTAIN: None
ABSENT: None

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Township Committee of the Township of Millstone at its regular meeting held on February 19, 2020.

Kathleen Hart, RMC
Municipal Clerk

RESOLUTION NO. 20-89
MEETING DATE: 02-19-2020

**RESOLUTION AUTHORIZING STATE CONTRACT PURCHASE FOR
MUNICIPAL MANAGEMENT SOFTWARE**

DM/Grbelja offered the following Resolution and moved its adoption, which was second by **C/Kuczinski**.

WHEREAS, the Township Committee of the Township of Millstone wishes to purchase municipal management software from an authorized vendor under the State of New Jersey State Contract Purchasing Program; and

WHEREAS, the purchase of goods and services by local contracting units is authorized by Local Contracts Law, 40A: 11-12; and

WHEREAS, SHI is under the State Contract No. 89851 and M0003 (expiring 6/30/2020); and

WHEREAS, the Purchasing Agent recommends the utilization of this contract on the grounds that they can provide the quality of product at the most reasonable price; and

WHEREAS, the cost for the purchase is not to exceed \$28,950.00; and

WHEREAS, certification of availability of funds is provided by the Chief Financial Officer of the Township of Millstone.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee that the purchase of municipal management software using State Contract 89851 and M0003 be and is ratified.

ROLL CALL:

AYES: DM/Grbelja, C/Kuczinski, C/Dorfman, C/Ferro, M/Masci

NAYS: None

ABSTAIN: None

ABSENT: None

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Township Committee of the Township of Millstone at its regular meeting held on February 19, 2020.

Kathleen Hart, RMC
Municipal Clerk

RESOLUTION NO. 20-90
MEETING DATE: 02-19-2020

**RESOLUTION ADOPTING THE ‘AFFIRMATIVE MARKETING PLAN’
FOR THE TOWNSHIP OF MILLSTONE**

DM/Grbelja offered the following Resolution and moved its adoption, which was second by **C/Kuczinski**.

WHEREAS, in accordance with the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26.1, *et seq.*, the Township of Millstone is required to adopt an Affirmative Marketing Plan to ensure that all affordable housing units created, including those created by the rehabilitation of rental housing units within the Township of Millstone, are affirmatively marketed to low and moderate-income households, with preference provided to homeless veterans, disabled veterans, and family members who are the primary residential caregivers to disabled veterans residing with them, particularly those households living and/or working within Housing Region 4, the COAH Housing Region encompassing the Township of Millstone.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Committee of the Township of Millstone, County of Monmouth, State of New Jersey, do hereby adopt the following Affirmative Marketing Plan:

Affirmative Marketing Plan

- A. All affordable housing units in the Township of Millstone shall be marketed in accordance with the provisions herein.
- B. This Affirmative Marketing Plan shall apply to all developments that contain or will contain very low, low and moderate-income units, including those that are part of the Township’s prior round Fair Share Plan and its current Fair Share Plan and those that may be constructed in future developments not yet anticipated by the Fair Share Plan. This Affirmative Marketing Plan shall also apply to any rehabilitated rental units that are vacated and re-rented during the applicable period of controls for rehabilitated rental units.
- C. The Affirmative Marketing Plan shall be implemented by one or more Administrative Agent(s) designated by and/or under contract to the Township of Millstone. All of the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developers/sellers/owners of affordable unit(s), and all such advertising and affirmative marketing shall be subject to approval and oversight by the designated Administrative Agent.
- D. In implementing the Affirmative Marketing Plan, the Administrative Agent, acting on behalf of the Township of Millstone, shall undertake, at the minimum, all of the following strategies:

1. Publication of an advertisement in one or more newspapers of general circulation within the housing region.
 2. Broadcasting of an advertisement by a radio or television station broadcasting throughout the housing region.
 3. At least one additional regional marketing strategy using one of the other sources listed below.
- E. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. Pursuant to N.J.S.A. 40:37A-114.1, preference for affordable housing within a housing project shall be provided to homeless veterans, disabled veterans, and family members who are the primary residential caregivers to disabled veterans residing with them. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the COAH Housing Region in which the municipality is located and covers the entire period of the deed restriction for each restricted housing unit. The Township of Millstone is located in COAH Housing Region 4, consisting of Monmouth, Mercer, and Ocean Counties.
- F. The Affirmative Marketing Plan is a continuing program intended to be followed throughout the entire period of restrictions and shall meet the following requirements:
1. All newspaper articles, announcements and requests for applications for very low, low and moderate income units shall appear in the *Star Ledger* and the *Asbury Park Press*.
 2. The primary marketing shall take the form of at least one press release and a paid display advertisement in the above newspapers once a week for four consecutive weeks. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.
 3. The advertisement shall include a description of the:
 - a. Location of the units;
 - b. Directions to the units;
 - c. Range of prices for the units;
 - d. Size, as measured in bedrooms, of units;

- e. Maximum income permitted to qualify for the units;
 - f. Location of applications;
 - g. Business hours when interested households may obtain an application; and
 - h. Application fees.
4. Newspaper articles, announcements and information on where to request applications for very low, low, and moderate-income housing shall appear at least once a week for four consecutive weeks in at least three locally oriented newspapers serving the housing region, one of which shall be circulated primarily in Monmouth County and the other two of which shall be circulated primarily outside of Monmouth County but within the housing region.
 5. The developer must provide satisfactory proof of public dissemination. See "Attachment A," *Affirmative Fair Housing Marketing Plan for Affordable Housing Region 4* (attached to and hereby made part of this Resolution).
- G. Applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program shall be available/posted in the following locations:
1. MillstoneTownshipHall
 2. Millstone Township Web Site
 3. Developer's Sales/Rental Offices
 4. Monmouth County Department of Human Services
 5. Mercer CountyDepartment of Housing and Community Development
 6. OceanCounty Department of Planning
 7. Monmouth County Library (all branches)
 9. Mercer County Library (all branches)
 10. Ocean County Library (all branches)

Applications shall be mailed by the Administrative Agent and Municipal Housing Liaison to prospective applicants upon request. Also, applications shall be available at the developer's sales/rental office and multiple copies of application forms shall be mailed to Fair Share Housing CenterFair Share Housing Center; the New Jersey State Conference of the NAACP; the Latino Action Network; and the Supportive Housing Association for dissemination to their respective constituents.

- H. The Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Monmouth, Mercer, and Ocean Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers identified in Attachment A, Part III, Marketing, Section 3d of COAH's *Affirmative Fair Housing Marketing Plan for Affordable Housing in Region 4* (attached to and hereby made part of this Resolution) as well as the following entities: Fair Share Housing Center Fair Share Housing Center; the New Jersey State Conference of the NAACP; the Latino Action Network; and the Supportive Housing Association.
1. Quarterly informational flyers and applications shall be sent to each of the following agencies for publication in their journals and for circulation among their members:

MonmouthCountyBoard of Realtors
MercerCountyBoard of Realtors
OceanCountyBoard of Realtors
 2. Quarterly informational circulars and applications shall be sent to the administrators of each of the following agencies within the counties of Monmouth, Mercer, and Ocean:

Welfare or Social Service Board (via the Director)
Rental Assistance Office (local office of DCA)
Office on Aging
Housing Authority (municipal or county)
Community Action Agencies
Community Development Departments
 3. Quarterly informational circulars and applications shall be sent to the chief personnel administrators of all of the major employers within the region, as listed on Attachment A, PartIII, Marketing, Section 3d.
 4. In addition, specific notification of the availability of affordable housing units in Millstone(along with copies of the application form) shall be provided to the following entities: Fair Share Housing Center; the New Jersey State Conference of the NAACP; the Latino Action Network and the Supportive Housing Association.
- J. A random selection method to select occupants of very low, low and moderate income housing will be used by the Administrative Agent, in conformance with N.J.A.C. 5:80-26.16 (l). The Affirmative Marketing Plan shall provide a regional preference for very low-, low- and moderate-income households that live and/or work in COAH Housing Region 4, comprised of Monmouth, Mercer and Ocean Counties. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for very low, low and moderate income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised, provided an agreement to this effect has been executed between the developer or landlord and the Township prior to the affirmative marketing of the units.

- J. The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very low, low, and moderate-income households; to place income eligible households in very low, low, and moderate-income units upon initial occupancy; to provide for the initial occupancy of very low, low, and moderate-income units with income qualified households; to continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to very low, low, and moderate-income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C 5:80-26.1, *et seq.*
- K. The Administrative Agent shall provide or direct qualified very low, low and moderate income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services.
- L. All developers/owners of very low, low, and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent.
- M. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low, low, and moderate-income housing units are initially occupied and for as long as the affordable units remain deed restricted such that qualifying new tenants and/or purchasers continues to be necessary.
- N. The Administrative Agent shall provide the Affordable Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to N.J.A.C.5:80-26.1, *et seq.*

ROLL CALL:

AYES: DM/Grbelja, C/Kuczinski, C/Dorfman, C/Ferro, M/Masci
NAYS: None
ABSTAIN: None
ABSENT: None

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Township Committee of the Township of Millstone at its regular meeting held on February 19, 2020.

Kathleen Hart, RMC
Municipal Clerk

Attachment A

AFFIRMATIVE FAIR HOUSING MARKETING PLAN For Affordable Housing in **(REGION 4)**

I. APPLICANT AND PROJECT INFORMATION

(Complete Section I individually for all developments or programs within the municipality.)

1a. Administrative Agent Name, Address, Phone Number		1b. Development or Program Name, Address	
1c. Number of Affordable Units: Number of Rental Units: Number of For-Sale Units:	1d. Price or Rental Range From To	1e. State and Federal Funding Sources (if any)	
1f. <input type="checkbox"/> Age Restricted <input type="checkbox"/> Non-Age Restricted	1g. Approximate Starting Dates Advertising: Occupancy:		
1h. County Mercer, Monmouth, Ocean		1i. Census Tract(s):	
1j. Managing/Sales Agent's Name, Address, Phone Number			
1k. Application Fees (if any):			

(Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

II. RANDOM SELECTION

2. Describe the random selection process that will be used once applications are received.
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III. MARKETING

3a. Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)

White (non-Hispanic)
 Black (non-Hispanic)
 Hispanic
 American Indian or Alaskan Native
 Asian or Pacific Islander
 Other group:

3b. HOUSING RESOURCE CENTER (www.njhousing.gov) A free, online listing of affordable housing

3c. Commercial Media (required) (Check all that applies)

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
TARGETS PARTIAL HOUSING REGION 4			
Daily Newspaper			
<input type="checkbox"/>		Trenton Times	Mercer
<input type="checkbox"/>		Trentonian	Mercer
<input type="checkbox"/>		Asbury Park Press	Monmouth, Ocean
<input type="checkbox"/>		Ocean County Observer	Ocean
Weekly Newspaper			
<input type="checkbox"/>		Ewing Observer	Mercer
<input type="checkbox"/>		Hopewell Valley News	Mercer
<input type="checkbox"/>		Lawrence Ledger	Mercer
<input type="checkbox"/>		Pennington Post	Mercer
<input type="checkbox"/>		Princeton Town Topics	Mercer
<input type="checkbox"/>		Tempo Mercer	Mercer
<input type="checkbox"/>		Trenton Downtowner	Mercer
<input type="checkbox"/>		Windsor Heights Herald	Mercer

<input type="checkbox"/>		West Windsor-Plainsboro News	Mercer, Middlesex
<input type="checkbox"/>		Princeton Packet	Mercer, Middlesex, Somerset
<input type="checkbox"/>		Messenger-Press	Mercer, Monmouth, Ocean
<input type="checkbox"/>		Woodbridge Sentinel	Middlesex
<input type="checkbox"/>		Atlanticville	Monmouth
<input type="checkbox"/>		Coaster	Monmouth
<input type="checkbox"/>		Courier	Monmouth
<input type="checkbox"/>		Examiner	Monmouth
<input type="checkbox"/>		Hub, The	Monmouth
<input type="checkbox"/>		Independent, The	Monmouth
<input type="checkbox"/>		News Transcript	Monmouth
<input type="checkbox"/>		Two River Times	Monmouth
<input type="checkbox"/>		Coast Star, The	Monmouth, Ocean
<input type="checkbox"/>		Beach Haven Times	Ocean
<input type="checkbox"/>		Beacon, The	Ocean
<input type="checkbox"/>		Berkeley Times	Ocean
<input type="checkbox"/>		Brick Bulletin	Ocean
<input type="checkbox"/>		Brick Times	Ocean
<input type="checkbox"/>		Jackson Times	Ocean
<input type="checkbox"/>		Lacey Beacon	Ocean
<input type="checkbox"/>		Manchester Times	Ocean
<input type="checkbox"/>		New Egypt Press	Ocean
<input type="checkbox"/>		Ocean County Journal	Ocean
<input type="checkbox"/>		Ocean Star, The	Ocean
<input type="checkbox"/>		Tri-Town News	Ocean
<input type="checkbox"/>		Tuckerton Beacon	Ocean
<input type="checkbox"/>		Atlantic Highlands Herald	Monmouth

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL TV STATION(S)	CIRCULATION AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 4			
<input type="checkbox"/>		2 WCBS-TV CBS Broadcasting Inc.	
<input type="checkbox"/>		4 WNBC NBC Telemundo License Co. (General Electric)	

<input type="checkbox"/>		5 WNYW Fox Television Stations, Inc. (News Corp.)	
<input type="checkbox"/>		7 WABC-TV American Broadcasting Companies, Inc (Walt Disney)	
<input type="checkbox"/>		9 WWOR-TV Fox Television Stations, Inc. (News Corp.)	
<input type="checkbox"/>		10 WCAU NBC Telemundo License Co. (General Electric)	
<input type="checkbox"/>		11 WPIX WPIX, Inc. (Tribune)	
<input type="checkbox"/>		13 WNET Educational Broadcasting Corporation	
<input type="checkbox"/>		58 WNJB New Jersey Public Broadcasting Authority	

TARGETS PARTIAL HOUSING REGION 4

<input type="checkbox"/>		25 W25AW WZBN TV, Inc.	Mercer
<input type="checkbox"/>		39 WLVT-TV Lehigh Valley Public Telecommunications Corp.	Mercer
<input type="checkbox"/>		60 WBPH-TV Sonshine Family Television Corp	Mercer
<input type="checkbox"/>		63 WMBC-TV Mountain Broadcasting Corp.	Mercer
<input type="checkbox"/>		69 WFMZ-TV Maranatha Broadcasting Company, Inc.	Mercer
<input type="checkbox"/>		41 WXTV WXTV License Partnership, G.P. (Univision Communications Inc.)	Mercer, Monmouth
<input type="checkbox"/>		3 KYW-TV CBS Broadcasting Inc.	Mercer, Ocean
<input type="checkbox"/>		6 WPVI-TV American Broadcasting Companies, Inc (Walt Disney)	Mercer, Ocean
<input type="checkbox"/>		12 WHYY-TV WHYY, Inc.	Mercer, Ocean
<input type="checkbox"/>		17 WPHL-TV Tribune Company	Mercer, Ocean
<input type="checkbox"/>		23 WNJS New Jersey Public Broadcasting Authority	Mercer, Ocean
<input type="checkbox"/>		29 WTXF-TV Fox Television Stations, Inc. (News Corp.)	Mercer, Ocean
<input type="checkbox"/>		35 WYBE Independence Public Media Of Philadelphia, Inc.	Mercer, Ocean
<input type="checkbox"/>		48 WGTW-TV Trinity Broadcasting Network	Mercer, Ocean
<input type="checkbox"/>		52 WNJT New Jersey Public Broadcasting Authority	Mercer, Ocean
<input type="checkbox"/>		57 WPSG CBS Broadcasting Inc.	Mercer, Ocean
<input type="checkbox"/>		61 WPPX Paxson Communications License Company, LLC	Mercer, Ocean
<input type="checkbox"/>		65 WUVP-TV Univision Communications, Inc.	Mercer, Ocean

<input type="checkbox"/>		25 WNYE-TV New York City Dept. Of Info Technology & Telecommunications	Monmouth
<input type="checkbox"/>		31 WPXN-TV Paxson Communications License Company, LLC	Monmouth
<input type="checkbox"/>		47 WNJU NBC Telemundo License Co. (General Electric)	Monmouth
<input type="checkbox"/>		50 WNJN New Jersey Public Broadcasting Authority	Monmouth
<input type="checkbox"/>		68 WFUT-TV Univision New York LLC	Monmouth, Ocean (Spanish)
<input type="checkbox"/>		62 WWSI Hispanic Broadcasters of Philadelphia, LLC	Ocean

	DURATION & FREQUENCY OF OUTREACH	NAMES OF CABLE PROVIDER(S)	BROADCAST AREA
TARGETS PARTIAL HOUSING REGION 4			
<input type="checkbox"/>		Cablevision of Hamilton	Partial Mercer, Monmouth
<input type="checkbox"/>		Comcast of Central NJ,	Partial Mercer, Monmouth
<input type="checkbox"/>		Patriot Media & Communications, CNJ	Partial Mercer
<input type="checkbox"/>		Cablevision of Monmouth, Raritan Valley	Partial Monmouth
<input type="checkbox"/>		Comcast of Mercer County, Southeast Pennsylvania	Partial Middlesex
<input type="checkbox"/>		Comcast of Monmouth County	Partial Monmouth, Ocean
<input type="checkbox"/>		Comcast of Garden State, Long Beach Island, Ocean County, Toms River	Partial Ocean

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL RADIO STATION(S)	BROADCAST AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 4			
AM			
<input type="checkbox"/>		WWJZ 640	
<input type="checkbox"/>		WOR 710	
<input type="checkbox"/>		WABC 770	
<input type="checkbox"/>		WCBS 880	
<input type="checkbox"/>		WBBR 1130	
<input type="checkbox"/>		WPST 94.5	
FM			
<input type="checkbox"/>		WKXW-FM 101.5	
<input type="checkbox"/>		WPRB 103.3	

TARGETS PARTIAL HOUSING REGION 4			
AM			

<input type="checkbox"/>		WFIL 560	Mercer, Monmouth
<input type="checkbox"/>		WMCA 570	Monmouth, Ocean
<input type="checkbox"/>		WFAN 660	Mercer, Monmouth
<input type="checkbox"/>		WNYC 820	Mercer, Monmouth
<input type="checkbox"/>		WWBD 860	Mercer
<input type="checkbox"/>		WPHY 920	Mercer
<input type="checkbox"/>		WNTP 990	Mercer
<input type="checkbox"/>		WCHR 1040	Mercer
<input type="checkbox"/>		WOBM 1160	Monmouth, Ocean
<input type="checkbox"/>		WWTR 1170	Mercer
<input type="checkbox"/>		WPHT 1210	Mercer, Monmouth
<input type="checkbox"/>		WBUD 1260	Mercer, Monmouth
<input type="checkbox"/>		WIMG 1300	Mercer
<input type="checkbox"/>		WADB 1310	Monmouth, Ocean
<input type="checkbox"/>		WHTG 1410	Monmouth
<input type="checkbox"/>		WCTC 1450	Mercer, Monmouth
<input type="checkbox"/>		WBCB 1490	Mercer
<input type="checkbox"/>		WTTM 1680	Mercer, Monmouth
FM			
<input type="checkbox"/>		WNJT-FM 88.1	Mercer
<input type="checkbox"/>		WWFM 89.1	Mercer, Monmouth
<input type="checkbox"/>		WRDR 89.7	Monmouth, Ocean
<input type="checkbox"/>		WRTI 90.1	Mercer
<input type="checkbox"/>		WBJB-FM 90.5	Monmouth
<input type="checkbox"/>		WWNJ 91.1	Ocean
<input type="checkbox"/>		WTSR 91.3	Mercer
<input type="checkbox"/>		WBGD 91.9	Ocean
<input type="checkbox"/>		WFNY-FM 92.3	Mercer, Monmouth
<input type="checkbox"/>		WXTU 92.5	Mercer
<input type="checkbox"/>		WOBM-FM 92.7	Ocean
<input type="checkbox"/>		WPAT-FM 93.1	Mercer, Monmouth
<input type="checkbox"/>		WMMR 93.3	Mercer
<input type="checkbox"/>		WNYC-FM 93.9	Mercer, Monmouth

<input type="checkbox"/>		WYSP 94.1	Mercer
<input type="checkbox"/>		WJLK-FM 94.3	Monmouth, Ocean
<input type="checkbox"/>		WFME 94.7	Mercer, Monmouth
<input type="checkbox"/>		WZZO 95.1	Mercer
<input type="checkbox"/>		WPLJ 95.5	Mercer, Monmouth
<input type="checkbox"/>		WBEN-FM 95.7	Mercer
<input type="checkbox"/>		WRAT 95.9	Monmouth, Ocean
<input type="checkbox"/>		WCTO 96.1	Mercer
<input type="checkbox"/>		WQXR-FM 96.3	Mercer, Monmouth
<input type="checkbox"/>		WRDW-FM 96.5	Mercer
<input type="checkbox"/>		WQHT 97.1	Mercer, Monmouth
<input type="checkbox"/>		WSKQ-FM 97.9	Mercer, Monmouth
<input type="checkbox"/>		WOGI 98.1	Mercer
<input type="checkbox"/>		WMGQ 98.3	Mercer, Monmouth
<input type="checkbox"/>		WRKS 98.7	Mercer, Monmouth
<input type="checkbox"/>		WUSL 98.9	Mercer, Monmouth
<input type="checkbox"/>		WAWZ 99.1	Mercer, Monmouth
<input type="checkbox"/>		WBAI 99.5	Mercer, Monmouth
<input type="checkbox"/>		WJRZ-FM 100.1	Ocean
<input type="checkbox"/>		WHTZ 100.3	Mercer, Monmouth
<input type="checkbox"/>		WCBS-FM 101.1	Mercer, Monmouth
<input type="checkbox"/>		WQCD 101.9	Mercer, Monmouth
<input type="checkbox"/>		WIOQ 102.1	Mercer
<input type="checkbox"/>		WNEW 102.7	Mercer, Monmouth
<input type="checkbox"/>		WMGK 102.9	Mercer
<input type="checkbox"/>		WKTU 103.5	Mercer, Monmouth
<input type="checkbox"/>		WAXQ 104.3	Mercer, Monmouth
<input type="checkbox"/>		WWPR-FM 105.1	Mercer, Monmouth
<input type="checkbox"/>		WDAS-FM 105.3	Mercer, Monmouth
<input type="checkbox"/>		WCHR-FM 105.7	Ocean
<input type="checkbox"/>		WJJZ 106.1	Mercer, Monmouth
<input type="checkbox"/>		WHTG-FM 106.3	Monmouth, Ocean

<input type="checkbox"/>		WLTW 106.7	Mercer, Monmouth
<input type="checkbox"/>		WKDN 106.9	Mercer
<input type="checkbox"/>		WWZY 107.1	Monmouth, Ocean
<input type="checkbox"/>		WBLS 107.5	Mercer, Monmouth
<input type="checkbox"/>		WWPH 107.9	Mercer

3d. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters) (Check all that applies)

	NAME OF PUBLICATIONS	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 4			
Weekly			
	Nuestra Comunidad	Central/South Jersey	Spanish-Language
TARGETS PARTIAL HOUSING REGION 4			
Weekly			
<input type="checkbox"/>	New Jersey Jewish News	Northern and Central New Jersey	Jewish
<input type="checkbox"/>	El Hispano	Camden and Trenton areas	Spanish-Language
<input type="checkbox"/>	Ukrainian Weekly	New Jersey	Ukrainian community

3e. Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing) (Check all that applies)

DURATION & FREQUENCY OF OUTREACH	NAME OF EMPLOYER/COMPANY	LOCATION
Mercer County		
<input type="checkbox"/>	Mercer County Board of Education	1075 Old Trenton Rd, Trenton, NJ
<input type="checkbox"/>	Medical Center at Princeton	253 Witherspoon St, Princeton, NJ
<input type="checkbox"/>	Bristol-Myers Squibb	100 Nassau Park Blvd, Princeton, NJ and 820 Bear Tavern Rd, Trenton, NJ
<input type="checkbox"/>	St. Lawrence Rehabilitation Center	2381 Lawrenceville Rd, Lawrenceville, NJ
<input type="checkbox"/>	McGraw-Hill	120 Windsor Center Dr, East Windsor, NJ
<input type="checkbox"/>	Conair Corporation	150 Milford Rd, Hightstown, NJ
<input type="checkbox"/>	Shiseido America, Inc.	366 Princeton Hightstown Rd, East Windsor, NJ
<input type="checkbox"/>	NJ Manufacturers Insurance Company	1001 Grand St S, Hammonton, NJ
<input type="checkbox"/>	Homasote	932 Lower Ferry Rd, Trenton, NJ
<input type="checkbox"/>	RobertWoodJohnsonUniversityHospital	1 Hamilton Health Pl, Trenton, NJ
<input type="checkbox"/>	Congoleum Corp.	3500 Quakerbridge Rd, Mercerville, NJ
<input type="checkbox"/>	Coca-Cola Foods	480 Mercer St, Hightstown, NJ

<input type="checkbox"/>		Peddie School	111 Armellino Ct, Hightstown, NJ
<input type="checkbox"/>		Dana Communications	2 E Broad St, Hopewell, NJ
<input type="checkbox"/>		Merrill Lynch	410 Scotch Rd, Hopewell, NJ
<input type="checkbox"/>		Janssen Pharmaceutical	1125 Trenton Harbourton Rd, Titusville, NJ
<input type="checkbox"/>		St. Francis Medical Center	601 Hamilton Avenue Trenton NJ 08629-1986
<input type="checkbox"/>		The Trenton Times	500 Perry St, Trenton, NJ
<input type="checkbox"/>		Gaum. Inc.	1080 US Highway 130, Robbinsville, NJ

Monmouth County

<input type="checkbox"/>		Meridian Health System	1350 Campus Parkway Neptune
<input type="checkbox"/>		US Army Communications Electronics Command Fort Monmouth	CECOMBldg 901 Murphy drive Fort Monmouth
<input type="checkbox"/>		County of Monmouth Hall of Records	1 East Main Street Freehold
<input type="checkbox"/>		CentraState Healthcare Systems	West Main Street Freehold
<input type="checkbox"/>		Monmouth Medical Center	300 Second Ave Long Branch
<input type="checkbox"/>		Asbury Park Press	3601 Route 66 Neptune, NJ
<input type="checkbox"/>		Food Circus Super Markets, Inc.	835 Highway 35 PO BOX 278 Middletown, NJ
<input type="checkbox"/>		Monmouth University	Cedar Ave West Long Branch
<input type="checkbox"/>		Naval Weapons Stations Earle	State Highway 34 Colts Neck, NJ
<input type="checkbox"/>		Norkus Enterprises, Inc.	505 Richmond Ave Point Pleasant, NJ
<input type="checkbox"/>		Horizon Blue Cross Blue Shield	1427 Wyckoff Road Farmingdale, NJ

Ocean County

<input type="checkbox"/>		Saint Barnabas Health Care System	300 2nd Aveling Branch, NJ 07740
<input type="checkbox"/>		Six Flags Theme Parks Inc	Route 537 Jackson, NJ 08527
<input type="checkbox"/>		Meridian Health Care System	415 Jack Martin Blvd, Brick, NJ
<input type="checkbox"/>		Southern Ocean County Hospital	1140 Route 72 West, Manahawkin, NJ
<input type="checkbox"/>		Jenkinsons	300 Ocean Ave Pt. Pleasant Beach, NJ 08742

3f. Community Contacts (names of community groups/organizations throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing)

Name of Group/Organization	Outreach Area	Racial/Ethnic Identification of Readers/Audience	Duration & Frequency of Outreach

IV. APPLICATIONS

Applications for affordable housing for the above units will be available at the following locations:

4a. County Administration Buildings and/or Libraries for all counties in the housing region (list county building, address, contact person) (Check all that applies)		
	BUILDING	LOCATION
<input type="checkbox"/>	Mercer County Library Headquarters	2751 Brunswick Pike, Lawrenceville, NJ08648
<input type="checkbox"/>	Monmouth County Headquarters Library	125 Symmes Drive, Manalapan, NJ07726
<input type="checkbox"/>	Ocean County Library	101 Washington Street, Toms River, NJ08753
4b. Municipality in which the units are located (list municipal building and municipal library, address, contact person)		
4c. Sales/Rental Office for units (if applicable)		

V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the (select one: Municipality's substantive certification or DCA Balanced Housing Program funding or HMFAUHORP/MONI/CHOICE funding).	

Name (Type or Print)	

Title/Municipality	
_____	_____
Signature	Date

RESOLUTION NO. 20-91
MEETING DATE: 02-19-2020

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
MILLSTONE TO FUND THE REHABILITATION PROGRAM OF THE 2020
AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN**

DM/Grbelja offered the following Resolution and moved its adoption, which was second by **C/Kuczinski**.

WHEREAS, the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-1 et seq. confers upon the local Planning Board jurisdiction to prepare, adopt and amend a Master Plan with a component or the components thereof, pursuant to N.J.S.A. 40:55D-28; and

WHEREAS, **Southern Burlington County NAACP v. Tp. of Mount Laurel**, 92 N.J. 158 (1983) (hereinafter "Mount Laurel I"), the Fair Housing Act, N.J.S.A. 52:27D-301, *et seq.*, the regulations adopted by the Council On Affordable Housing (hereinafter "COAH"), and other applicable laws require all New Jersey municipalities to create a realistic opportunity for the provision of low and moderate income housing (hereinafter "affordable housing"); and

WHEREAS, pursuant to N.J.S.A. 40:55D-28 and N.J.S.A. 52:27D-310 the Master Plan shall include a municipal housing element designed to achieve the goal of access to affordable housing to meet present and prospective needs, with particular attention to low and moderate income housing; and

WHEREAS, it has been determined that the Municipality must address its obligation of its affordable housing Fair Share Plan, meaning the Municipality must provide a realistic opportunity for the creation of units affordable to low and moderate income households and conforming to the regulations of COAH and the Uniform Housing Affordability Controls ("UHAC"); and

WHEREAS, pursuant to **In Re N.J.A.C. 5:96 and 5:97**, 221, N.J. 1 (2015) (Mount Laurel IV) the Township of Millstone filed the Declaratory Judgment action entitled **In the Matter of the Application of the Township of Millstone and the Planning Board of the Township of Millstone, County of Monmouth Docket No. MON-L-2501-15** on July 2, 2015 seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan satisfies its "fair share" of the regional need for low and moderate income housing pursuant to the Mount Laurel Doctrine; and

WHEREAS, the Township simultaneously sought and ultimately secured an Order protecting the Township from all exclusionary zoning lawsuits while it pursues approval of its Amended Housing Element and Fair Share Plan; and

WHEREAS, the immunity secured by the Township remains in place as of this date; and

WHEREAS, the Township has reached a Settlement Agreement of the above

litigation dated September 5, 2019 which was approved by the Honorable Linda G. Jones, J.S.C. by Order dated November 12, 2019 which Order requires the Planning Board and the Township to adopt and endorse an Amended Housing Element and Fair Share Plan consistent with the terms of the Settlement Agreement; and

WHEREAS, the Planning Board has, through its professionals, prepared and adopted the Amended Housing Element and Fair Share Plan consistent with the terms of the Settlement Agreement; and

WHEREAS, the Amended Housing Element and Fair Share Plan includes provisions to address the Municipality's obligation to satisfy its present need/rehabilitation need of 31 units to be funded by the Municipality either directly or through the use of its Affordable Housing Fund; and

WHEREAS, at its meeting held on February 19, 2020 the Township Committee reviewed the Amended Housing Element and Fair Share Plan and the Affordable Housing Fee Spending Plan; and

WHEREAS, The Township Committee finds that the Amended Housing Element and Fair Share Plan and the Affordable Housing Fee Spending Plan includes a review of the Statutorily required reexamination areas as set forth in N.J.S.A. 40:55D-28 and N.J.S.A. 52:27D-310 and also addresses the specific terms and conditions set forth in the Court approved Settlement Agreement dated September 5, 2019 and Order approving the Settlement Agreement entered November 12, 2019 including the Present Need/Rehabilitation component; and

WHEREAS, as a result of the foregoing, the Township Committee finds that it is appropriate to provide for funding of the Present Need/Rehabilitation component of the Amended Housing Element and Fair Share Plan as set forth in the Spending Plan.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Millstone, in the County of Monmouth and State of New Jersey on this 19th day of February, 2020 that the Amended Housing Element and Fair Share Plan Present Need/Rehabilitation component be funded as set forth in the Spending Plan

ROLL CALL:

AYES: DM/Grbelja, C/Kuczinski, C/Dorfman, C/Ferro, M/Masci
NAYS: None
ABSTAIN: None
ABSENT: None

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Township Committee of the Township of Millstone at its regular meeting held on February 19, 2020.

Kathleen Hart, RMC
Municipal Clerk

RESOLUTION NO. 20-92
MEETING DATE: 02-19-2020

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
MILLSTONE APPOINTING MUNICIPAL HOUSING LIAISON**

DM/Grbelja offered the following Resolution and moved its adoption, which was second by **C/Kuczinski**.

WHEREAS, the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-1 et seq. confers upon the local Planning Board jurisdiction to prepare, adopt and amend a Master Plan with a component or the components thereof, pursuant to N.J.S.A. 40:55D-28; and

WHEREAS, **Southern Burlington County NAACP v. Tp. of Mount Laurel**, 92 N.J. 158 (1983) (hereinafter "Mount Laurel I"), the Fair Housing Act, N.J.S.A. 52:27D-301, *et seq.*, the regulations adopted by the Council On Affordable Housing (hereinafter "COAH"), and other applicable laws require all New Jersey municipalities to create a realistic opportunity for the provision of low and moderate income housing (hereinafter "affordable housing"); and

WHEREAS, pursuant to N.J.S.A. 40:55D-28 and N.J.S.A. 52:27D-310 the Master Plan shall include a municipal housing element designed to achieve the goal of access to affordable housing to meet present and prospective needs, with particular attention to low and moderate income housing; and

WHEREAS, it has been determined that the Municipality must address its obligation of its affordable housing Fair Share Plan, meaning the Municipality must provide a realistic opportunity for the creation of units affordable to low and moderate income households and conforming to the regulations of COAH and the Uniform Housing Affordability Controls ("UHAC"); and

WHEREAS, pursuant to **In Re N.J.A.C. 5:96 and 5:97**, 221, N.J. 1 (2015) (Mount Laurel IV) the Township of Millstone filed the Declaratory Judgment action entitled **In the Matter of the Application of the Township of Millstone and the Planning Board of the Township of Millstone, County of Monmouth Docket No. MON-L-2501-15** on July 2, 2015 seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan satisfies its "fair share" of the regional need for low and moderate income housing pursuant to the Mount Laurel Doctrine; and

WHEREAS, the Township simultaneously sought and ultimately secured an Order protecting the Township from all exclusionary zoning lawsuits while it pursues approval of its Amended Housing Element and Fair Share Plan; and

WHEREAS, the immunity secured by the Township remains in place as of this date; and

WHEREAS, the Township has reached a Settlement Agreement of the above litigation dated September 5, 2019 which was approved by the Honorable Linda G. Jones, J.S.C. by Order dated November 12, 2019 which Order requires the Planning Board and the Township to adopt and endorse an Amended Housing Element and Fair Share Plan consistent with the terms of the Settlement Agreement; and

WHEREAS, the Planning Board has, through its professionals, prepared and adopted the Amended Housing Element and Fair Share Plan consistent with the terms of the Settlement Agreement; and

WHEREAS, the Amended Housing Element and Fair Share Plan and Affordable Housing Fee Spending Plan include provisions to address the Municipality's obligation through repeal and replacement of Article 8 of the Code of the Township of Millstone "Affordable Housing"; and

WHEREAS, NEW Article 8, Section 8-18 provides for the appointment of a Municipal Housing Liaison who shall be responsible for the oversight and administration of the affordable housing program for Millstone Township; and

WHEREAS, at its meeting held on February 19, 2020 the Township Committee considered persons appropriate to oversee and administer the affordable housing program for Millstone Township and having determined that Kevin Abernethy possesses the necessary background, knowledge and experience to perform the aforesaid services.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Millstone, in the County of Monmouth and State of New Jersey on this 19th day of February, 2020 that Kevin Abernethy is hereby appointed to serve as Municipal Housing Liaison for the period of January 1, 2020 to December 31, 2020.

ROLL CALL:

AYES: DM/Grbelja, C/Kuczinski, C/Dorfman, C/Ferro, M/Masci

NAYS: None

ABSTAIN: None

ABSENT: None

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Township Committee of the Township of Millstone at its regular meeting held on February 19, 2020.

Kathleen Hart, RMC
Municipal Clerk

RESOLUTION NO. 20-93
MEETING DATE: 02-19-2020

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
MILLSTONE ENDORSING THE 2020 HOUSING ELEMENT AND FAIR SHARE PLAN**

DM/Grbelja offered the following Resolution and moved its adoption, which was second by **C/Kuczinski**.

WHEREAS, the New Jersey Municipal Land Use Law N.J.S.A. 40:55D-1 et seq. confers upon the local Planning Board jurisdiction to prepare, adopt and amend a Master Plan with a component or the components thereof, pursuant to N.J.S.A. 40:55D-28; and

WHEREAS, **Southern Burlington County NAACP v. Tp. of Mount Laurel**, 92 N.J. 158 (1983) (hereinafter "Mount Laurel I"), the Fair Housing Act, N.J.S.A. 52:27D-301, *et seq.*, the regulations adopted by the Council On Affordable Housing (hereinafter "COAH"), and other applicable laws require all New Jersey municipalities to create a realistic opportunity for the provision of low and moderate income housing (hereinafter "affordable housing"); and

WHEREAS, pursuant to N.J.S.A. 40:55D-28 and N.J.S.A. 52:27D-310 the Master Plan shall include a municipal housing element designed to achieve the goal of access to affordable housing to meet present and prospective needs, with particular attention to low and moderate income housing; and

WHEREAS, it has been determined that the Municipality must address its obligation of its affordable housing Fair Share Plan, meaning the Municipality must provide a realistic opportunity for the creation of units affordable to low and moderate income households and conforming to the regulations of COAH and the Uniform Housing Affordability Controls ("UHAC"); and

WHEREAS, pursuant to **In Re N.J.A.C. 5:96 and 5:97**, 221, N.J. 1 (2015) (Mount Laurel IV) the Township of Millstone filed the Declaratory Judgment action entitled **In the Matter of the Application of the Township of Millstone and the Planning Board of the Township of Millstone, County of Monmouth Docket No. MON-L-2501-15** on July 2, 2015 seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan satisfies its "fair share" of the regional need for low and moderate income housing pursuant to the Mount Laurel Doctrine; and

WHEREAS, the Township simultaneously sought and ultimately secured an Order protecting the Township from all exclusionary zoning lawsuits while it pursues approval of its Amended Housing Element and Fair Share Plan; and

WHEREAS, the immunity secured by the Township remains in place as of this date; and

WHEREAS, the Township has reached a Settlement Agreement of the above litigation dated September 5, 2019 which was approved by the Honorable Linda G. Jones, J.S.C. by Order dated November 12, 2019 which Order requires the Planning Board and the

Township to adopt and endorse a Housing Element and Fair Share Plan consistent with the terms of the Settlement Agreement; and

WHEREAS, the Planning Board has, through its professionals, prepared a Housing Element and Fair Share Plan consistent with the terms of the Settlement Agreement; and

WHEREAS, the Planning Board conducted a public hearing at its meeting held on January 29, 2020 at which it reviewed the Housing Element and Fair Share Plan, Marketing Plan and Spending Plan prepared by the Planning Board's professionals; and

WHEREAS, the Planning Board heard the presentation of its professionals and heard any comments of interested parties or citizens present or comments submitted in writing, and having considered all of the foregoing, the Planning Board adopted the Housing Element and Fair Share Plan, Marketing Plan and Spending Plan, and

WHEREAS, at its meeting held on February 19, 2020 the Township Committee reviewed the Housing Element and Fair Share Plan, Marketing Plan and Spending Plan and the Resolution of the Planning Board adopting same; and

WHEREAS, The Township Committee finds that the Housing Element and Fair Share Plan includes a review of the Statutorily required reexamination areas as set forth in N.J.S.A. 40:55D-28 and N.J.S.A. 52:27D-310 and also addresses the specific terms and conditions set forth in the Court approved Settlement Agreement dated September 5, 2019 and Order approving the Settlement Agreement entered November 12, 2019; and

WHEREAS, as a result of the foregoing, the Township Committee finds that the Housing Element and Fair Share Plan does meet the requirements of N.J.S.A. 40:55D-28. N.J.S.A. 52:27D-310 and the Order approving the Settlement Agreement and should be endorsed by this Resolution as required by the Order approving the Settlement Agreement.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Millstone, in the County of Monmouth and State of New Jersey on this 19th day of February, 2020 that the Housing Element and Fair Share Plan be and is hereby accepted and endorsed.

ROLL CALL:

AYES: DM/Grbelja, C/Kuczinski, C/Dorfman, C/Ferro, M/Masci
NAYS: None
ABSTAIN: None
ABSENT: None

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Township Committee of the Township of Millstone at its regular meeting held on February 19, 2020.

Kathleen Hart, RMC
Municipal Clerk

RESOLUTION NO. 20-94
MEETING DATE: 02-19-2020

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
MILLSTONE EXPRESSING ITS INTENT TO FUND FOR THE MUNICIPALITY'S
AFFORDABLE HOUSING OBLIGATION**

DM/Grbelja offered the following Resolution and moved its adoption, which was second by **C/Kuczinski**.

WHEREAS, the Township of Millstone has applied to the Superior Court of New Jersey for a temporary immunity order pursuant to N.J.A.C. 5:96 and 5:97 ; and

WHEREAS, The Township of Millstone has sought a judicial declaration that its amended Housing Element and Fair Share Plan ("Fair Share Plan") satisfies its fair share of the regional need for low and moderate income housing pursuant to the "Mount Laurel Doctrine"; and

WHEREAS, the Trial Court appointed Michael P. Bolan, P.P., A.I.C.P. to serve as a "Special Master" in this litigation; and

WHEREAS, the Fair Share Housing Center ("FSHC") has been recognized by the New Jersey Supreme Court as an interested party and may participate in the matter as of right and in all cases filed by Municipalities pursuant to the Mount Laurel line of cases; and

WHEREAS, FSHC has participated in the discussion of the Township's Housing Plan; and

WHEREAS, with the assistance of the Court's Special Master and the Township FSHC having engaged in good faith negotiations and having reached an amicable Resolution of the various substantive provisions, terms and conditions of the Township's affordable housing obligation; and

WHEREAS, the parties have consented to an Agreement to settle the litigation and to present the terms of the settlement to Trial Court, recognizing that the settlement of Mount Laurel litigation is favored because it avoids delays, the expense of Trial and uncertain results; and

WHEREAS, on November 12, 2019 the Honorable Linda J. Grasso Jones, J.S.C. entered an Order in the Superior Court, Law Division, Monmouth County , Docket No. MON-L-2501-15 that the Settlement Agreement is fair and reasonable and adequately protects the interests of very low, low and moderate-income households; and

WHEREAS, the Settlement Agreement includes the approval of three municipally sponsored non-inclusionary projects that are to be developed in collaboration with the Affordable Housing Alliance, namely Allen House II, CKV and Shu Lee; and

WHEREAS, in accordance with N.J.A.C 5:93-5.5 and the terms of the Settlement Agreement, the Township recognizes that it must provide evidence that the municipality has adequate and stable funding for any non-inclusionary affordable housing developments. The municipality is required to provide documentation of the funding available to the municipality and/or project sponsor, and any applications still pending. In the case where an application shall provide a stable alternative source, such as municipal bonding, in the event that the finding request is not approved; and

WHEREAS, the funding for the aforesaid projects has not yet been finalized and the Township desires to meet its obligation to provide a stable alternative source of funding in the event that the funding requests for the municipally sponsored projects are not approved:

NOW THEREFORE BE IT RESOLVED, on this 19th day of February, 2020, by the Township Committee of the Township of Millstone, County of Monmouth and State of New Jersey as follows:

1. The Township of Millstone hereby resolves to bond any necessary funding deficiency for the municipally sponsored projects of Allen House II, CKV and Shu Lee in the event that funding requests are not approved or in the event that approved funding is insufficient to complete said municipally sponsored projects or either of them.

2. The Township shall adopt such ordinance (s) as may be necessary and appropriate to carry out this Resolution.

BE IT FURTHER RESOLVED, that a copy of this Resolution be forwarded to the following:

1. Duane O. Davison, Esq. , Township Attorney
2. Michael B. Steib, Esq., Township Special Counsel
3. Fred Heyer, P.P., Township Planner
4. Matt Shafai, P.E., Township Engineer
5. Kevin Abernethy, Business Administrator
6. Kathleen Hart, Township Clerk

ROLL CALL:

AYES: DM/Grbelja, C/Kuczinski, C/Dorfman, C/Ferro, M/Masci

NAYS: None

ABSTAIN: None

ABSENT: None

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Township Committee of the Township of Millstone at its regular meeting held on February 19, 2020.

Kathleen Hart, RMC
Municipal Clerk

RESOLUTION NO. 20-95
MEETING DATE: 02-19-2020

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
MILLSTONE APPROVING THE EXECUTION OF THE DEVELOPER'S
AGREEMENT BETWEEN MILLSTONE TOWNSHIP AND AFFORDABLE HOUSING
ALLIANCE FOR THE DEVELOPMENT OF THE ALLEN HOUSE II PROPERTY**

DM/Grbelja offered the following Resolution and moved its adoption, which was second by **C/Kuczinski**.

WHEREAS, The Township of Millstone has sought a judicial declaration that its amended Housing Element and Fair Share Plan (“Fair Share Plan”) satisfies its fair share of the regional need for low and moderate income housing pursuant to the “Mount Laurel Doctrine”; and

WHEREAS, the Township of Millstone has applied to the Superior Court of New Jersey for, and has received, a temporary immunity order pursuant to N.J.A.C. 5:96 and 5:97; and

WHEREAS, the Trial Court appointed Michael P. Bolan, P.P., A.I.C.P. to serve as a “Special Master” in this litigation; and

WHEREAS, the Fair Share Housing Center (“FSHC”) has been recognized by the New Jersey Supreme Court as an interested party and may participate in the matter as of right and in all cases filed by Municipalities pursuant to the Mount Laurel line of cases; and

WHEREAS, FSHC has participated in the discussion of the Township’s Housing Plan; and

WHEREAS, with the assistance of the Court’s Special Master the Township and FSHC having engaged in good faith negotiations and having reached an amicable Resolution of the various substantive provisions, terms and conditions of the Township’s affordable housing obligation; and

WHEREAS, the parties have consented to an Agreement to settle the litigation and to present the terms of the settlement to Trial Court, recognizing that the settlement of Mount Laurel litigation is favored because it avoids delays, the expense of Trial and uncertain results; and

WHEREAS, on November 12, 2019 the Honorable Linda J. Grasso Jones, J.S.C. entered an Order in the Superior Court, Law Division, Monmouth County, Docket No. MON-L-2501-15 that he Settlement Agreement is fair and reasonable and adequately protects the interests of very low, low and moderate-income households; and

WHEREAS, the Settlement Agreement includes the approval of three municipally sponsored non-inclusionary projects that are to be developed in collaboration with the Affordable Housing Alliance, namely Allen House II, CKV and Shu Lee; and

WHEREAS, in accordance with N.J.A.C 5:93-5.5 and the terms of the Settlement Agreement the Township is required to enter into a Developer's Agreement with Affordable Housing Alliance for the development of the Allen House II property; and

WHEREAS, the Township of Millstone and Affordable Housing Alliance have negotiated a Developer's Agreement pursuant to the Order dated November 12, 2019 of the Honorable Linda J. Grasso Jones, J.S.C., a copy of which is attached hereto and made a part hereof;

WHEREAS, the governing body of the Township of Millstone having the considered the Developer's Agreement and having determined that it is in the best interest of the Township of Millstone to enter into said Developer's Agreement in order to comply with its obligations pursuant to the Mt. Laurel Doctrine and pursuant to the aforesaid Order of the Honorable Linda J. Grasso Jones, J.S.C. dated November 12, 2019

NOW THEREFORE BE IT RESOLVED, on this 19th day of February, 2020, by the Township Committee of the Township of Millstone, County of Monmouth and State of New Jersey as follows:

1. The Township of Millstone hereby resolves to enter into the Developer's Agreement with Affordable Housing Alliance and the proper municipal officials are authorized and directed to execute said Developer's Agreement on behalf of the municipality; and

BE IT FURTHER RESOLVED, that a copy of this Resolution be forwarded to the following:

1. Duane O. Davison, Esq., Township Attorney
2. Michael B. Steib, Esq., Township Special Counsel
3. Fred Heyer, P.P., Township Planner
4. Matt Shafai, P.E., Township Engineer
5. Kevin Abernethy, Business Administrator
6. Kathleen Hart, Township Clerk

ROLL CALL:

AYES: DM/Grbelja, C/Kuczinski, C/Dorfman, C/Ferro, M/Masci

NAYS: None

ABSTAIN: None

ABSENT: None

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Township Committee of the Township of Millstone at its regular meeting held on February 19, 2020.

Kathleen Hart, RMC
Municipal Clerk

RESOLUTION NO. 20-96
ADOPTION DATE: 02-19-2020

**RESOLUTION REMOVING CONSTRUCTION OFFICIAL, ELECTRICAL SUB-CODE
OFFICIAL AND ELECTRICAL INSPECTOR**

C/Kuczinski offered the following Resolution and moved its adoption which was seconded by **C/Dorfman**.

WHEREAS, by way of Resolutions 19-153, 19-154 and 19-155, Matthew Pressey was appointed to serve as the Construction Official, Electrical Sub-Code Official and Electrical Inspector with an effective date of July 8, 2019; and

WHEREAS, the aforesaid individual was properly notified that the Township Committee would be addressing these positions as well as the terms of his employment at this Township Committee Meeting; and

WHEREAS, the Township Committee has made the determination that it is in the best interest of the Township to remove Matthew Pressey from the positions of Construction Official, Electrical Sub-Code Official and Electrical Inspector.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Millstone that Matthew Pressey be and is hereby removed from the positions of Construction Official, Electrical Sub-Code Official and Electrical Inspector effective immediately.

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy be forwarded to each of the following:

- (1) Matthew Pressey.
- (2) New Jersey Department of Community Affairs.
- (3) Township Chief Financial Officer.
- (4) Township Business Administrator.

ROLL CALL:

AYES: DM/Grbelja, C/Kuczinski, C/Dorfman, C/Ferro, M/Masci
NAYS: None
ABSTAIN: None
ABSENT: None

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Millstone Township Committee at its meeting of February 19, 2020.

KATHLEEN HART, RMC
Township Clerk

RESOLUTION NO. 20-97
ADOPTION DATE: 02-19-2020

RESOLUTION APPOINTING DENNIS GIBSON AS
ACTING CONSTRUCTION OFFICIAL

C/Ferro offered the following Resolution and moved its adoption which was seconded by **C/Kuczinski**.

WHEREAS, a vacancy currently exists in the position of Construction Official; and

WHEREAS, in accordance with N.J.A.C. 5:23-4.4(a)(6), a municipality shall appoint an acting Construction Official any time the absence of such official would impede the orderly administration of the Uniform Construction Code; and

WHEREAS, the Township Committee wishes to appoint Dennis Gibson as the Acting Construction Official for a period of thirty (30) days.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Millstone that Dennis Gibson be and is hereby appointed to serve as the Acting Construction Official for a period of thirty (30) days effective February 20, 2020.

BE IT FURTHER RESOLVED, that the salary provided to the Acting Construction Official shall be in conformance with the Township Salary Ordinance.

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Township Clerk to be a true copy be forwarded to each of the following:

- (1) Dennis Gibson.
- (2) New Jersey Department of Community Affairs.
- (3) Township Chief Financial Officer.
- (4) Township Business Administrator.

ROLL CALL:

AYES: DM/Grbelja, C/Kuczinski, C/Dorfman, C/Ferro, M/Masci

NAYS: None

ABSTAIN: None

ABSENT: None

I HEREBY CERTIFY the foregoing to be a true copy of the Resolution adopted by the Millstone Township Committee at its meeting of February 19, 2020.

KATHLEEN HART, RMC
Township Clerk